

EXISTING UTILITY NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY MISS UTILITY & MEMBER UTILITY COMPANIES, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.

THE CONTRACTOR IS REQUIRED BY LAW TO NOTIFY MISS UTILITY (1-800-257-7777) AT LEAST 48 HOURS IN ADVANCE OF ANY WORK ON THIS PROJECT.

LEGEND

EX. SPOT ELEVATION	24.55	PROP. SPOT ELEVATION
EX. CONTOURS	64	PROP. CONTOURS
EX. TREELINE	S	PROP. SANITARY SEWER
EX. SAN. SEWER	W	PROP. STORM SEWER
EX. STM. SEWER		PROP. WATER LINE
EX. U/G GAS MAIN		
EX. U/G WATER MAIN		
EX. CURB		
FLOW ARROW		

GENERAL NOTES

- THE DEVELOPMENT MAY BE SUBJECT TO PRIVATE CONVEYANTS RECORDED IN THE FAIRFAX COUNTY LAND RECORDS.
- ALL CONSTRUCTION SHALL CONFORM TO FAIRFAX CO. AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS WHERE APPLICABLE.
- TO THE BEST OF THIS FIRM'S KNOWLEDGE, NO GRAVE-SITES EXIST ON THE PROPERTY WITHIN THE PROPOSED LIMITS OF CLEARING AND GRADING.
- TOTAL PROPERTY ACREAGE 0.3013 AC.
- TOTAL DISTURBED AREA 0.2525 AC.
- SOILS REPORT REQUIRED: ☐ YES ☒ NO
- PROFFERED SITE: ☐ YES ☒ NO
- PUBLIC WATER: ☒ YES ☐ NO
- INDIVIDUAL WELL: ☐ YES ☒ NO
- PUBLIC SEWER: ☒ YES ☐ NO
- INDIVIDUAL SEWAGE DISPOSAL: ☐ YES ☒ NO
- BOUNDARY BY: Colburn&Associates,Inc. DATE: 8-13-99
- TOPO BY: Colburn&Associates,Inc. DATE: 8-13-99
- TOPO DATUM: FAIRFAX COUNTY
- CONSTRUCTION LOCATED WITHIN:
HIGHLY ERODIBLE SOILS ☐ YES ☒ NO
HIGHLY PERMEABLE SOILS ☐ YES ☒ NO
SLOPES OVER 15% ☒ YES ☐ NO
100' OF AN R.P.A. (PROPERTY) ☐ YES ☒ NO
R.P.A. ☐ YES ☒ NO
R.M.A. ☒ YES ☐ NO
WATER SUPPLY PROT OVER DIST ☐ YES ☒ NO
WETLANDS ☐ YES ☒ NO

TREE COVER COMPUTATIONS

PROPERTY ZONING	R-3
PROPERTY AREA	13,123 S.F.
DEDUCTIBLE AREA	1,634 S.F.
ADJUSTED GROSS SITE AREA	11,489 S.F.
EXCEPTIONS/MODIFICATIONS	0
REQUIRED PERCENTAGE	20%
TREE COVER REQUIRED	11,489 x 0.2 = 2,298 S.F.

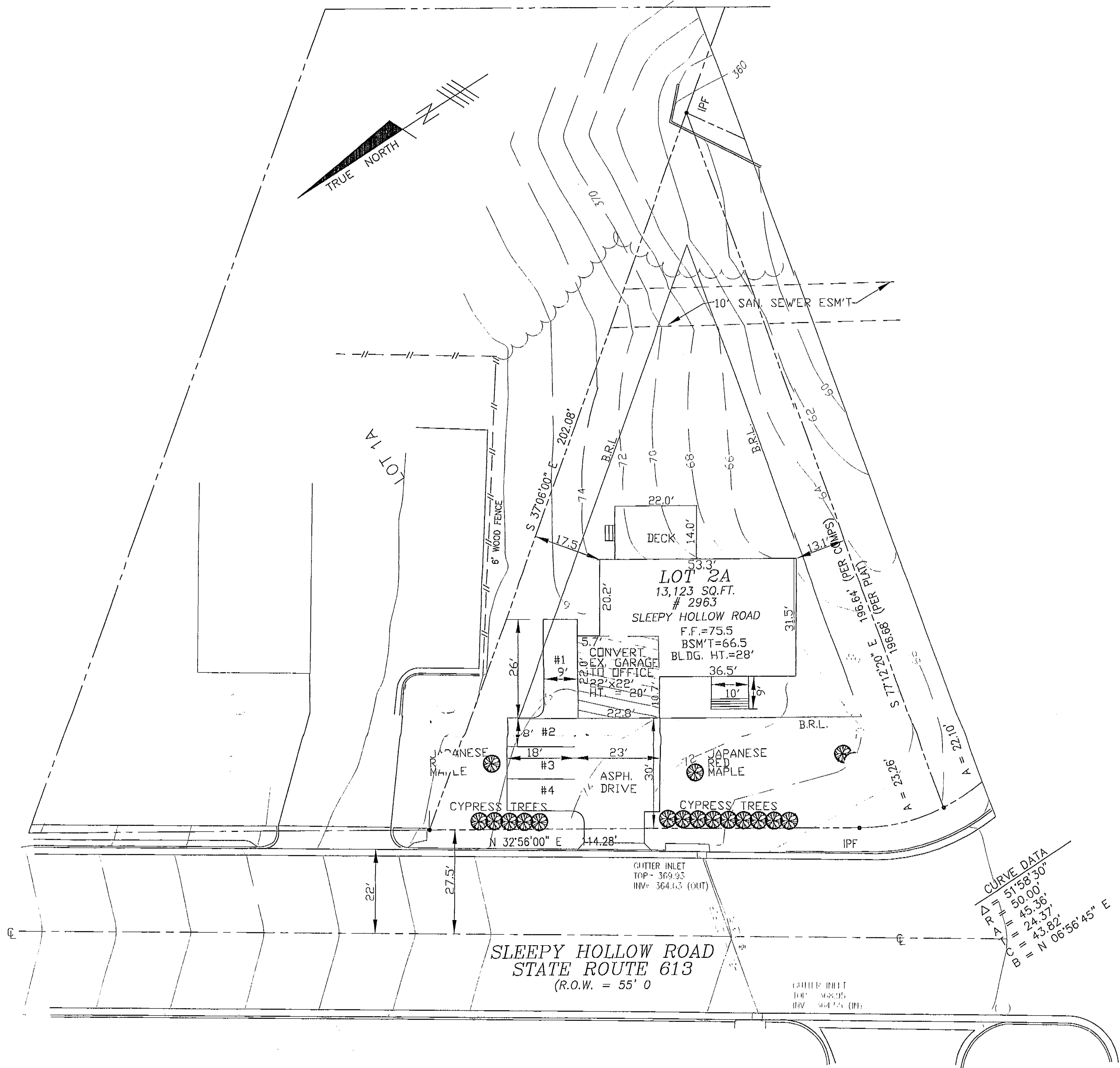
TREE COVER RETAINED	1,141 S.F.
125% CREDIT	285 S.F.
SUPPLEMENTAL LANDSCAPING	0
TREE COVER PROVIDED	1,426 S.F.
EXCESS COVER PROVIDED	825 S.F.

NOTES:

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON COUNTY ASSESSMENT MAP NO. 51-3-((14))-2A AND IS PRESENTLY ZONED R-3.
- R-3 SET BACKS
FRONT YARD - 30'
SIDE YARD - 12'
REAR YARD - 25'

PARKING TABULATION

PARKING REQUIRED:
TWO (2) PARKING SPACES PER RESIDENCE
PLUS ONE (1) SPACE PER EMPLOYEE
PLUS ONE (1) SPACE PER PATRON
NUMBER OF EMPLOYEES = 0
NUMBER OF PATRONS = ONE (1) AT ANY GIVEN TIME
NUMBER OF PARKING SPACES REQUIRED = 3
EXISTING NUMBER OF PARKING SPACES = 3 (3 IN THE DRIVEWAY)
TOTAL PARKING SPACES PROVIDED = 3



Application No. SP 01-M-029

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BZA) approval 10/2/01

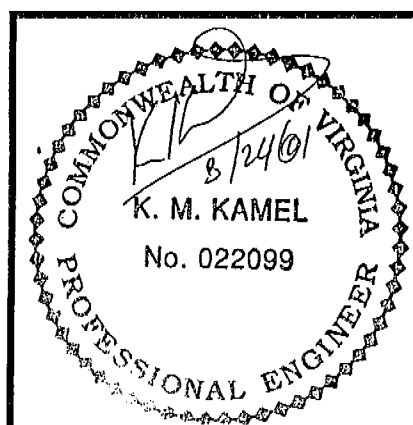
Staff Coordinator JCB

Sheet 1 of 1

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DEPARTMENT OF PLANNING AND ZONING

AUG 24 2001



REVISIONS		KAMEL ENGINEERING 48760 GRAHAM COVE SQ. STERLING, VIRGINIA 20165 (703) 450-1080 FAX (703) 450-1088	
DATE	DESCRIPTION		
		PROJECT: 2963 SLEEPY HOLLOW ROAD	
		TITLE: PLAT	
		DISTRICT: MASON	
		DATE: 8/23/01	ACREAGE: 0.3013
		SCALE: 1"=20'	TAX MAP: 51-3-((14))-2A
		ZONE: R-3	PLAN NO.: